

**MINUTES  
MONTEREY PARK CITY COUNCIL  
SUCCESSOR AGENCY (SA)  
MAY 1, 2019**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, May 1, 2019 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

**CALL TO ORDER:**

Mayor Chan called the meeting to order at 7:05 p.m.

**FLAG SALUTE:**

The Monterey Park Fire Explorers

**ROLL CALL:**

City Clerk Vincent Chang called the roll:

Council Members Present: Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang,  
Teresa Real Sebastian

Council Members Absent: None

**ALSO PRESENT:** City Manager Ron Bow, City Attorney Mark Hensley, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Management Services Annie Yaung, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources & Risk Management Tom Cody, City Librarian Diana Garcia, Economic Development Project Manager Tom Welch, Economic Development Specialist Donna Ramirez, Deputy City Clerk Cindy Trang

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

City Manager Bow announced the cancellation of a public hearing item regarding the small cell/wireless tower facility located at 833 West Emerson Ave.

**ORAL AND WRITTEN COMMUNICATIONS**

- Larry Sullivan invited the community to Fire Service Day on May 18, 2019. He said the event is a joint effort with the Lion's Club and 100% of the funds will be going toward eye screening.

**MISSION STATEMENT**

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community

- Sam Cheung spoke about the success of Earth Day and Cherry Bloom events held this past weekend.
- Crystal Tsujit said she is raising money for two water bottle filtration stations for Mark Keppel High School and asked the community to attend a fundraising dinner at Pinocchio Pizza in Pasadena on May 16, 2019.
- Sarkis Antonion spoke about seeing a OneLegacy advertisement at a couple of DMV locations. He suggested contacting higher level elected officials to assist with local issues.
- Evelyn Moreno spoke in opposition of the South Chandler senior housing development and urged the council to take into consideration those that spoke at the council meeting because it took courage for speakers to come up and speak.
- Jesus Ortiz invited the community to attend the Cinco de Mayo event on May 5, 2019.
- Gregory Moss alleged that three of the council members were circumventing Ordinance No. 2096 regarding term limits and denying him of his rights to elect his representative.
- Paul Isozaki alleged three of the council members were corrupt and expressed opposition of the senior housing development on Chandler Avenue. He also cited his credentials in making Mark Keppel High great. Speaker Lisa Yee forgone her speaking time to Paul Isozaki.
- Tiffany San Juan spoke about the concerns of the residents living in proximity of the proposed senior housing development site on Chandler Avenue.
- Grace Young, Brandon, Chris and Elizabeth Strain, cited the benefits of having a dog park and encouraged the council to vote in support of a dog park.

**1. PRESENTATION**

None.

**2. OLD BUSINESS**

None.

**3. CONSENT CALENDAR ITEMS NOS. 3A-3D**

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

This item was taken after item No. 4B.

**Action Taken:** The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Items Nos. 3A -3D on Consent Calendar, reading resolutions and ordinances by the title only and waiving further reading thereof.

**Motion:** Moved by Mayor Pro Tem Liang and seconded by Mayor Chan, motion carried by the following vote:

Ayes: Council Members: Lam, Real Sebastian, Ing, Liang, Chan  
Notes: Council Members: None  
Absent: Council Members: None  
Abstain: Council Members: None

**3A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF May 1, 2019**

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 323476-323656 and ACH numbered 000432-000472.

**Action Taken:** The City Council approved payment of warrants and adopted a Resolution No. 12080 allowing certain claims and demands per Warrant Register dated May 1, 2019 totaling \$882,491.06 specifying the funds out of which the same are to be paid on Consent Calendar.

**Resolution No. 12080**, entitled:

A Resolution of the City Council of the City of Monterey Park, California allowing certain claims and demands per Warrant Register dated May 1, 2019 totaling \$882, 491.06 specifying the funds out of which the same are to be paid.

**3B. CITY COUNCIL MINUTES**

Approve the minutes from the special and regular meetings of March 20, 2019.

**Action Taken:** The City Council approved the minutes from the regular meeting of March 20, 2019 on Consent Calendar.

**3C. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING THE CITY'S CALPERS CONTRACT CAUSING MEMBERS OF THE MONTEREY PARK FIREFIGHTERS ASSOCIATION ("FFA") TO MAKE ADDITIONAL PAYMENTS TOWARD CALPERS COST AS FOLLOWS: AN ADDITIONAL 3% BY CLASSIC EMPLOYEES; AND 0.5% FOR NEW EMPLOYEES**

On March 20, 2019, the City Council introduced and waived the first reading of an ordinance amending the City's CalPERS contract. The staff report from that

meeting is attached for reference to the current staff report. The second reading was continued in the City Council's meeting of April 17, 2019 to May 1, 2019.

Second reading and adoption of this ordinance is recommended; the ordinance will become effective 30 days after adoption.

**Action taken:** The City Council waived the second reading and adopted Ordinance No. 2161 of the City of Council of Monterey Park authorizing an amendment to the contract between the City Council of the City of the City of Monterey Park and the Board of Administration of CalPERS on Consent Calendar.

**Ordinance No. 2161, entitled:**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

### **3D. TRAFFIC SIGNAL MAINTENANCE CONTRACT AMENDMENT**

The City's traffic signals are currently maintained by Computer Service Company. Based on the overall lowest fee proposal and the lowest hourly rate for its Signal Technician, a three-year traffic signal maintenance contract was awarded to Computer Service Company on February 15, 2017 in the amount of \$321,000, or \$107,000 per year. Staff is requesting an amendment to increase the contract by \$150,000, for a new total contract cost of \$471,000. This increase is to reflect the historic average annual traffic signal maintenance costs based on recent analysis of traffic signal maintenance expenditures over the last 6 years.

**Action Taken:** The City Council authorized the City Manager to amend the agreement, in a form approved by the City Attorney, with Computer Service Company, in an amount not to exceed \$150,000, for the maintenance of the City's traffic signals on Consent Calendar.

## **4. PUBLIC HEARING**

### **4A. CONTINUED PUBLIC HEARING REGARDING THE ANNUAL REPORT FOR LEVY OF ASSESSMENTS AND RECOMMENDED INCREASE IN ASSESSMENTS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 IN PROGRAM YEAR 2019**

On April 3, 2019, the City Council set the date for a public hearing regarding the assessment of businesses within Business Improvement District No. 1. BID Assessment revenues fund promotional activities, custodial services and special events to benefit downtown businesses.

This hearing was noticed in the newspaper and every business in the BID was sent a hearing notice in Chinese, English, and Spanish.

At the conclusion of this public hearing, the Council can choose to adopt the draft resolution which accomplishes two actions: (1) confirming the Annual Report for levy of assessments; and (2) authorizing an increase in assessments upon businesses participating in the BID.

Business Improvement District No. 1 (BID) was established in 1986 in accordance with the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code § 36000-36004). This BID is business based meaning that an assessment is collected from businesses based upon fees rather than ownership interests in real property. Businesses subject to the BID are identified on Exhibit A of the BID 2018 Annual Report.

California law requires the BID to file an annual report with the City Clerk summarizing its activities and expenditures for the past year and proposing its budget for the upcoming year. The law also requires the BID assessments to be renewed annually after conducting a public hearing.

The Advisory Board to the BID requested that the City Council increase the assessments upon businesses for the 2019 Program Year.

This request results after several years of expenditures exceeding the BID's annual revenue. Annual revenue and expenditures may be found within the 2018 Annual Report attached as Attachment 2 or at the City Clerk's office where it is available for public viewing.

Because the BID Advisory Committee seeks an increase in assessments, the City must comply with Government Code § 54954.6. That Section requires that all businesses subject to the increased assessment be provided written notice of the proposed increase; how the new assessment was calculated; and the general purposes for which the assessment monies will be spent. The City Council must hold one public meeting and then a public hearing to consider evidence regarding the proposed increased assessment.

Recommendation: (1) Opening the continued public hearing; receiving both written and oral evidence; close the public hearing; (2) After considering the evidence, adopt a Resolution confirming the 2018 Annual Report and increasing the levy of assessments for Business Improvement District No. 1 in Program Year 2019; and (3) Taking such additional, related, action that may be desirable.

Draft Resolution; entitled:

A resolution levying assessments for Business Improvement District No. 1 for program year 2019 in accordance with Government Code § 36624

This Item was heard after Oral Communication.

**Public Speakers:**

- Johnny Thompson and Josephine Louie, BID members, said the BID area is much cleaner in comparison to the past and requested approval of the increase to sustain the janitorial service and other projects to improve the area.

**Action Taken:** Council Member Lam left the dais and did not participate in the discussion due to a potential conflict of interest as his spouse works in the BID area. Project Manager Welch reported a correction to update the date of May 1, 2019 in the draft resolution. The City Council opened the continued public hearing at 7:54 p.m. to receive both written and oral evidence; closed the public hearing at 7:54 p.m.; and directed staff to continue the assessment as it and to bring back within 3 months plans to increase businesses along the BID area and to reach out and engage the business owners.

**Motion:** Moved by Council Member Real Sebastian and seconded by Council Member Ing, motion carried by the following vote:

Ayes:	Council Members:	Ing, Real Sebastian, Liang, Chan
Notes:	Council Members:	None
Absent:	Council Members:	Lam
Abstain:	Council Members:	None

**4B. SECOND READING AND ADOPTION: AN ORDINANCE CHANGING THE CITY'S PROCEDURE FOR ELECTING MEMBERS OF THE CITY COUNCIL FROM AT-LARGE TO BY-DISTRICT**

On April 17, 2019, the City Council introduced and waived the first reading of an ordinance changing the City's procedure for electing members of the City Council from at-large to by-district. Second reading and adoption of this ordinance is recommended; the ordinance will become effective 30 days after adoption. A redlined version of the ordinance is included for reference which reflects the Council's determination as to election sequence on April 17<sup>th</sup>.

Staff requests an allocation of \$15,000 for costs associated with the finalizing the district map and outreach efforts such as postcards, water bill inserts, and outreach at special events.

**Public Speakers:**

- Tammy Louie said it upset her to learn that there is a possibility of a change to Measure EE. She paraphrased the city attorney's impartial analysis of Measure EE and said that should there be a change, it should go out to the voters.
- Bill Lam voiced his opposition to the sequencing and opined that it is not fair. He urged the Council to reverse the order.

- Sam Cheung reminded the Council that they serve the community and so much can be done if the council can come into congruent.
- Nancy Acuri thanked the Council for choosing Map 4. She said she is displeased that this issue is splitting up the council and encouraged the council to place a ballot measure on the next election to overturn term limits.
- Eric Brossy De Dios voiced his opposition citing the current map is contorted in stripping out the city and the sequencing is a violation of the municipal codes.
- Joseph Leon asked the Council to reconsider the last council meeting's decision regarding the district election order as changing the sequence goes against the voters in the 2013 election. He stated that the council members should have the opportunity to decide for themselves whether they want to run in the 2020 election.
- Randall Mikuriya said he expects the council members to conduct themselves professionally and that they have an obligation to listen to the community. He talked about OneLegacy and stated that three members who voted for the project may have cause the City a million dollar in response to a claim.
- Evelyn Moreno echoed the sentiment of her neighbors. She alleged that Council's actions were premeditated. She opined that Measure EE did not require a council member to move into a district that is up for election and urged the council to reverse the sequence decision.
- Michael Lopez paraphrased certain sections of Measure EE and the City Attorney's Impartial Analysis and said it is not up to elected officials to alter the will of the people who voted for this measure.
- Maychelle Yee echoed the sentiment of the audience. She alleged that the vote was illegally casted.
- Jeff Schwartz stated the decision of April 17 is good and that it respects the will of the voters in 2013. He said new leadership is good and the council chamber is a place for discussion of issues and policies, not a place for personal attacks.
- Delario Robinson said that leadership is difficult and a vote is the vote, and politic is what it is.
- Frank Venti said he observed two servants of the people and three politicians on the dais and the servants of the people are the winners on this issue. He encouraged the council to reconsider.
- Rolando Yee said she watched the last program and was shocked and disappointed. She wondered why the sequences were changed.

- City Clerk Chang read into the record written communications from Lorraine Martinez, Caleb Swyers, and Maychelle Yee, in opposition of the ordinance; and Kevin Yuen, in support of the ordinance.

**Action Taken:** The City Council waived second reading and adopted Ordinance No. 2160 and authorized an additional \$15,000 to cover the costs for implementation of district voting.

**Motion:** Moved by Mayor Pro Tem Liang and seconded by Council Member Lam, motion carried by the following vote:

Ayes: Council Members: Lam, Liang, Chan  
Noes: Council Members: Ing, Real Sebastian  
Absent: Council Members: None  
Abstain: Council Members: None

**Ordinance No. 2160, entitled:**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AUTHORIZING AN ORDINANCE CHANGING THE CITY'S PROCEDURE FOR ELECTING MEMBERS OF THE CITY COUNCIL FROM AT- LARGE- BY-DISTRICT

## **RECESSED AND RECONVENED**

The City Council recessed at 10:41 p.m. and reconvened with all council members present at 10:55 p.m.

### **5. NEW BUSINESS**

None.

### **6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS**

Council Member Lam informed the public that he attended Earth Day and Cherry Blossom events.

Council Member Real Sebastian reminder the community of the 3 Causes 1 Walk May 4, 2019 and Cinco de Mayo on the following day.

Council Member Ing reported attending the Cherry Blossom festival on Sunday. He said he and his wife were in Sacramento for the award ceremony for the students of the Mark Keppel Future Business Leaders of America.

Mayor Pro Tem Liang said he also attended the Earth Day and Cherry Blossom celebration.




Mayor Chan said he also attended Cherry Blossom and invited the community to the Cinco de Mayo event, the Walk, and the City's Birthday celebration May 9-12.

**7. CLOSED SESSION**

None.

**ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 10:59 p.m.



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Vincent D. Chang  
City Clerk

*Approved on July 3, 2019 at the Regular City Council Meeting*